



City of Green Bay

2015 – 2019 Draft Consolidated Plan

Community Development and HOME Investment Partnership

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME) entitlement programs.

The Community Development Block Grant program was established by Congress in 1974. This program provides funds to municipalities and other units of government around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Each local unit of government develops their own programs and funding priorities but all activities must be consistent with one or more of the following HUD national objectives:

- **Benefit to low– and moderate- income (LMI) persons**
- **Aid in the prevention or elimination of slum and blight; and**
- **Meet an urgent need**

Eligible CDBG spending includes Public Services, Community and Economic Development, Public Facilities/Infrastructure, and Housing Rehabilitation. Public Service projects provide social services and/or other direct assistance to individuals or households. Community and Economic Development projects primarily include Revolving Loans and Façade Loans to assist businesses and organizations. Public Facilities/Infrastructure refers to projects that improve public facilities/infrastructures. Housing Rehabilitation refers to projects that complete housing rehabilitation improvements to single housing units and/or multi-unit housing units. The City anticipates approximately \$4.7 million in CDBG funding from 2015 to 2019.

HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Some uses include rehabilitation, homebuyer assistance, and new construction. The City anticipates approximately \$1.9 million in HOME funding through 2019.

Every five years, HUD requires the creation of a Consolidated Plan to assist the City in determining community needs and priorities for affordable housing and community development. The City of Green Bay has put together the following goals to guide the next five years of funding.

- Maintain/Support/Enhance Housing Related Activities
- Support Public Services
- Support Economic Development Activities
- Create Physical Improvements
- Affirmatively further fair housing

Over the next five years the City of Green Bay will use their CDBG and HOME entitlement funding to accomplish activities which will benefit the goals and priorities set forth in this Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Objective:

Maintain/Support/Enhance Housing Related

Outcomes:

- Create affordability for LMI household
- Provide Single Family Rehab Loans for LMI households
- Provide Energy Efficiency/Sustainability for LMI households.
- Provide code enforcement
- Assist with home ownership for LMI households.
- Create permanent housing for the homeless
- Establish partnership with the Green Bay Housing Authority to create affordable housing.
- Create/provide senior housing.

Objective:

Support Public Services

Outcomes:

- Activities that assist elderly/disabled
- Activities that assist with public safety
- Activities that assist with transportation
- Activities that assist with youth development
- Activities that assist with job training
- Activities that assist with public health

Objective:

Support Economic Development Activities

Outcomes:

- Provide assist with job training and/or creation
- Provide assistance with business façade improvements
- Provide Section 108 Loan Guarantee to assist with economic growth and job creation.

Objective:

Create Physical Improvements

Outcomes:

- Contaminated sites improvements
- Street improvements
- Neighborhood cleanup activities
- Neighborhood park improvements
- Revitalization and Beautification of deteriorating buildings

Objective:

Affirmatively Further Fair Housing

3. Evaluation of past performance

In accordance with the City's 2010-2014 Consolidated Strategy and Plan, the City, using Neighborhood Division staff, coordinated its efforts with other City departments, community groups, and neighborhood residents to accomplish the following goals:

- Increase quality, affordable housing
- Increase economic development opportunities
- Crime prevention

In an effort to make a stronger visual and social impact with the last five years of CDBG and HOME funding the City implemented Impact Areas. These specific LMI areas of the City were targeted to receive multi-year CDBG and HOME funding. The Impact approach was very successful strategy.

4. Summary of citizen participation process and consultation process

The City of Green Bay has designated the Redevelopment Authority of the City of Green Bay as the administering agent for the Community Development Block Grant and HOME Programs. These programs have been designed to meet housing and community development needs of the community. The benefits are aimed at meeting the needs primarily of low to moderate-income persons. It is desirable to encourage input and participation from citizens. The following plan outlines how and when citizen participation will be sought.

1. Surveys will be mailed to past beneficiaries of CDBG and HOME funds, public housing residents, service organizations, neighborhood associations, elected and appointed public officials, city departments, schools, financial institutions, and others as appropriate in preparation of the 5-year plan.
2. A public hearing will be held to obtain citizen views on how to address housing and community development needs and to develop proposed activities before publication of the plan for citizen comment, following the criteria for a public hearing listed in **Section IV. Public Hearings** below.
3. Forums with special interest groups may be held to obtain views and address needs of specific areas, such as homelessness, lead-base paint, fair housing, etc.
4. Personal contacts will be made with agencies and individuals to compile data as needed.
5. The City will publish its proposed consolidated plan so that citizens have sufficient opportunity to review and provide comment. The City will publish a summary of the proposed consolidated plan in the official city paper or other paper of general local distribution. The City will make copies of the full plan available in the Office of the Redevelopment Authority, the central public library, and through other means if deemed practical. The summary will describe the contents of the consolidated plan and a list of locations where copies of the entire plan may be examined.
6. Citizens will be provided a period of not less than 30 days to comment on the consolidated plan prior to submission to the U.S. Department of Housing & Urban Development. The City will consider any comments or views from citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reason therefor, shall be attached to the final consolidated plan.

5. Summary of public comments

A formal public hearing on community development needs was conducted on August 14, 2014 at 100 North Jefferson Street, Room 608, Green Bay WI 54301. A legal notice for this hearing was published in the Green Bay Press Gazette on August 8, 2014. Below are the minutes from that meeting:

**Public Hearing on 2015-2016 Consolidated Plan
August 14, 2014
Room 604, City Hall
5:00 p.m.**

Staff Present: Krista Baeten,
Others Present: None

K. Baeten opened the public hearing to hear about the needs of the community for the 2014 Annual Action Plan process. K. Baeten provided a background on Community Development Block Grant and the HOME Investment Partnership Program. The meeting was opened for public input.

No input was received

Meeting adjourned at 5:20 p.m.

Along with conducting a public hearing to receive input from the community, the City of Green Bay Neighborhood Staff created a Consolidated Strategy and Plan survey that was distributed on Facebook, at a Green Bay Mayor's Leadership Council meeting, and on a community distribution list from Downtown Green Bay Inc. Over a 160 responses were received.

Neighborhood Staff also received written comments from local organizations such as, The Boys & Girls Club of Green Bay, NeighborWorks Green Bay and YWCA.

Additional outreach was attempted to collaborate and coordinate agencies and organizations input by submitting the following to the Community Connections E-mail Group. This service offers a forum in which providers can easily communicate with one another by posting questions about local services, grants information and other funding opportunities, program openings and additional items of common interest.

The City of Green Bay, Wisconsin is in the process of preparing a "Consolidated Strategy and Plan for Housing and Community Development" covering federal fiscal years 2015-2019. As a part of the Consolidated Plan, the City of Green Bay, Wisconsin will also be preparing an "Annual Action Plan for Housing and Community Development" covering the federal fiscal year 2015.

The Consolidated Plan is a document which will guide the use of federal housing and community development funds within the City of Green Bay resulting in a viable community with decent housing and suitable living environments and expanding economic opportunities, primarily for persons of low

and moderate income. The Annual Action Plan is a document which will guide the use of 2015 Federal housing and community development funds within the City of Green Bay furthering the goals of the Consolidated Plan.

The public is invited and encouraged to comment on the housing and community development needs and problems for the City of Green Bay. Views and comments received by October 15, 2014 at 4:30 will be considered during the development of the Consolidated Strategy and Plan along with the Annual Action Plan.

Please send comments to Krista Baeten at kristaba@greenbaywi.gov."

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted in preparing the Consolidated Plan for the City of Green Bay.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	GREEN BAY	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	
HOME Administrator	GREEN BAY	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	

Table 1 – Responsible Agencies

Narrative

The lead agency in the coordination and writing of the Consolidated Plan was the Redevelopment Authority of the City of Green Bay. Once approved by the U. S. Department of Housing and Urban Development, the City's Redevelopment Authority will manage the Consolidated Plan.

City of Green Bay is the grantee for many of the affordable housing and community development funding programs (i.e... HOME, CDBG, etc.) and will provide the primary governmental support needed to implement programs.

Redevelopment Authority of the City of Green Bay - Administers the CDBG Program and HOME Program for the City of Green Bay.

Department of Public Works - Administers public infrastructure programs for the City.

Department of Parks, Recreation & Forestry - Administers park and parkway facilities and programs for the City.

Economic Development Authority - Administers the City's economic development revolving loan program.

Housing Authority of the City of Green Bay - Administers public housing projects in the City of Green Bay. May be a direct applicant for affordable housing program funds as appropriate.

Brown County is the primary grantee for affordable housing grants for Brown County. A number of those programs will provide affordable housing benefits within the City of Green Bay. Also, the County

operates the County Human Services, General Relief Program, Mental Health Center, and other services that will be valuable components in assisting persons/families to afford housing.

Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan and Annual action Plans may be directed to:

Krista Baeten
Community Development Specialist
100 N. Jefferson Street Room 608
Green Bay, WI 54301.
(920) 448-3404
kristaba@greenbaywi.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Within the public institutions, interrelationship exists between departments drawing upon expertise from various staff. The Redevelopment Authority, Green Bay Housing Authority, and Brown County Housing Authority are administered under one Executive Director with program implementation handled by shared staff.

The Green Bay Housing Authority manages 203 public housing units. The Commissioners of the Green Bay Housing Authority are appointed by the Mayor and confirmed by the City Council. Management of the Mason Manor elderly housing project is handled through a cooperation agreement with the City of Green Bay, utilizing City hired staff. The administrator is located in City Hall with three on-site staff managing the day-to-day activities. Procurement activities are handled through the City. The Housing Authority prepares a five-year agency plan and an annual action plan. The City reviews the plan for consistency with the Consolidated Plan of the City of Green Bay.

The City has worked with various non-profit groups and private sector to improve the quality of life in Green Bay, and to make the City a viable urban community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Staff from the City of Green Bay, Green Bay Housing Authority and the Brown County Housing Authority support and attend monthly meetings of the Brown County Housing and Homeless Coalition.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

No consultation was conducted regarding the allocation of ESG funds or the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BROWN COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Boys & Girls Club of Green Bay
	Agency/Group/Organization Type	Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	NEIGHBORWORKS GREEN BAY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Direct Homeownership Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Revitalization and Beautification of Community Buildings

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Brown County UW- Extension
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Public Service Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	Brown County Homeless & Housing Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	Green Bay Neighborhood Leadership Council
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Green Bay did not intentionally leave out any specific agency types for consulting.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City of Green Bay is the grantee for many of the affordable housing and community development funding programs (i.e.. HOME, CDBG, etc.) and will provide the primary governmental support needed to implement programs.

Redevelopment Authority of the City of Green Bay - Administers the CDBG Program and HOME Program for the City of Green Bay.

Department of Public Works - Administers public infrastructure programs for the City.

Department of Parks, Recreation & Forestry - Administers park and parkway facilities and programs for the City.

Economic Development Authority - Administers the City's economic development revolving loan program.

Housing Authority of the City of Green Bay - Administers public housing projects in the City of Green Bay. May be a direct applicant for affordable housing program funds as appropriate.

Brown County - Will be the primary grantee for affordable housing grants for Brown County. A number of those programs will provide affordable housing benefits within the City of Green Bay. Also, the County operates the County Human Services, General Relief Program, Mental Health Center, and other services that will be valuable components in assisting persons/families to afford housing.

Housing Authority of Brown County - May be a direct applicant for affordable housing program funds as appropriate. Also, will administer the Section 8 Vouchers for Brown County, the majority of which are used in the City of Green Bay.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Minorities Non-English Speaking - Specify other language: Spanish, Hmong Persons with disabilities All residents of the City of Green Bay	approximately 160 responses were received from the surveys.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Hmong</p> <p>Persons with disabilities</p> <p>resident of the City of Green Bay</p>				
3	Internet Outreach	Community agencies and organizations that serve the above categories	No responses received			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Over the next five years the City of Green Bay will use their CDBG and HOME entitlement funding to accomplish activities which will benefit the following goals:

- Maintain/Support/Enhance Housing Related Activities
- Support Community Service Needs
- Support Economic Development Activities
- Create Physical Improvements
- Affirmatively further fair housing

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Summary of Housing Needs

Construction/Rehabilitation:

- A greater supply of affordable 4 or more bedroom units
- Improved housing stock in older neighborhoods
- Programs to encourage renovation of older homes
- Conversion of older multi-family homes back into single family homes
- Home improvement resources for homeowners with limited means
- Continue mixed income development
- Energy efficiency & sustainability improvements
- Rental housing rehabilitation
- Housing accessibility improvements
- More community living situations (YMCA, rooms for rent – simple but affordable)
- Better residential density balance

Homeownership:

- Mortgage assistance for existing homeowners
- Encourage middle class to move back into Green Bay
- Promote homeownership with downpayment & closing cost assistance loans

Collaboration:

- Supportive services to assist elderly residents to age in place, including to properly care for themselves and for their housing unit
- Permanent supportive housing options for clients needing more intensive services
- More supportive services to prevent young adults from continuing the cycle of poverty
- Development of a local metro housing council to mobilize public and private capital for housing and neighborhood issues affecting the broader community
- Development of a plan to improve the Imperial Lane neighborhood – quality of life, reduced blight, etc.

Homelessness:

- Homeless assistance and prevention program, including supportive services
- Daytime homeless centers
- Homeless facilities & services (transitional housing & emergency shelters)
- Permanent housing for homeless
- Funding for emergency shelter, street outreach, prevention, rapid re-housing

Other:

- Reduced housing cost burden
- More affordable one bedroom units
- More affordable units of all sizes outside of the city center
- Utility payment assistance
- Programs to improve tenant understanding and adherence to their renting rights and responsibilities
- Tenant/Landlord Counseling Services
- Code-enforcement activities in low income neighborhoods

- Affordable, accessible housing for increasing special need populations (elderly, disabled, homeless, persons with HIV/AIDS)
- Fair Housing outreach & testing
- Facilities & services for abused, abandoned and neglected children
- Community development such as public facilities & planning grants
- Economic development such as loans & job training

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	102,313	104,420	2%
Households	41,656	42,815	3%
Median Income	\$38,820.00	\$42,484.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	6,450	5,665	9,010	5,225	16,465
Small Family Households *	1,905	1,650	2,990	2,045	9,035
Large Family Households *	345	435	825	405	1,125
Household contains at least one person 62-74 years of age	455	720	1,275	690	2,215
Household contains at least one person age 75 or older	720	1,185	1,005	430	895
Households with one or more children 6 years old or younger *	1,364	1,150	1,660	915	1,179
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	15	20	20	115	15	10	40	0	65
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	10	60	25	115	0	4	15	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	310	225	30	735	0	20	175	55	250
Housing cost burden greater than 50% of income (and none of the above problems)	3,200	445	25	0	3,670	730	525	600	20	1,875
Housing cost burden greater than 30% of income (and none of the above problems)	930	1,860	790	85	3,665	150	715	1,510	790	3,165

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	205	0	0	0	205	105	0	0	0	105

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,450	785	330	70	4,635	740	560	835	75	2,210
Having none of four housing problems	1,700	2,790	4,130	1,895	10,515	245	1,530	3,720	3,180	8,675
Household has negative income, but none of the other housing problems	205	0	0	0	205	105	0	0	0	105

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,450	955	420	2,825	225	410	860	1,495
Large Related	255	160	25	440	30	105	220	355

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	350	390	145	885	310	500	390	1,200
Other	2,265	990	250	3,505	320	255	745	1,320
Total need by income	4,320	2,495	840	7,655	885	1,270	2,215	4,370

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,180	170	15	1,365	205	205	285	695
Large Related	150	10	0	160	30	105	40	175
Elderly	175	95	0	270	225	100	80	405
Other	1,830	170	10	2,010	280	135	230	645
Total need by income	3,335	445	25	3,805	740	545	635	1,920

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	125	270	245	34	674	0	20	135	55	210
Multiple, unrelated family households	65	55	15	15	150	0	0	55	0	55
Other, non-family households	0	0	25	0	25	0	4	0	0	4
Total need by income	190	325	285	49	849	0	24	190	55	269

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Census data shows the City of Green Bay has approximately 9,715 Small Family Households at or below 80% Area Median Income (AMI); there are approximately 4,180 Small Related Renter Households that have a cost burden of >30%-50% and 2,190 Small Related Owner Households that have a cost burden of >30%-50%; approximately 640 Single Family Renter Households at or below 80% of AMI are experiencing crowding (more than one person per room) and 155 Single Family Owner Households at or below 80% AMI are experiencing crowding.

What are the most common housing problems?

Census data show the following housing problems:

- 87% of Renter Households at or below 30% of AMI have a housing cost burden greater than 50% of their incomes
- 51% of Renter Households 30%-50% of AMI have a housing cost burden greater than 30% of their incomes.
- 39% of Owner Households at or below 30% of AMI have a housing cost burden greater than 50% of their incomes
- 48% of Owner Households 50%-80% of AMI have a housing cost burden greater than 30% of their incomes.
- Approximately 205 Renter Households and 105 Owner Households have zero or negative income.
- Approximately 30% of Renter Households are experiencing 1 or more of the following severe housing problems; Lack kitchen or complete plumbing, severe overcrowding, severe cost burden
- Approximately 20% of Owner Households are experiencing 1 or more of the following severe housing problems; Lack kitchen or complete plumbing, severe overcrowding, severe cost burden

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the reported census data it appears Small Related households have a cost burden >50% of their income therefore they would be at a greater risk of either losing current housing or residing in shelters or becoming unsheltered.

Information from the Brown County Homeless Housing Coalition shows Green Bay shelters have waiting lists consisting of 148 families and 155 individuals.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics that have been linked with instability and increased risk of homelessness in the City of Green Bay include:

- substandard housing stock
- overcrowding
- housing cost burdens of >50% of income
- deteriorated aging housing stock
- limited availability of housing vouchers

Discussion

The oldest housing stock is located in the City of Green Bay's lowest income neighborhoods. City of Green Bay programs using CDBG and HOME funds will continue to have a positive effect on the safety and life quality of resident of the LMI population.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,350	925	200
White	3,975	780	145
Black / African American	425	25	0
Asian	74	35	0
American Indian, Alaska Native	360	0	0
Pacific Islander	0	0	0
Hispanic	450	80	50

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,930	1,890	0
White	2,940	1,695	0
Black / African American	245	30	0
Asian	85	0	0
American Indian, Alaska Native	170	4	0
Pacific Islander	15	0	0
Hispanic	390	155	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,140	5,465	0
White	2,570	4,485	0
Black / African American	40	90	0
Asian	65	35	0
American Indian, Alaska Native	69	220	0
Pacific Islander	0	0	0
Hispanic	330	590	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	4,045	0
White	655	3,655	0
Black / African American	0	40	0
Asian	40	90	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	65	185	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The four housing problems are:

1. Lack complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost burden greater than 30% of household income

Extremely low-income (0-30% AMI): With regard to housing problems, Black/African American (425), and American Indian, Alaska Native (360) households had a disproportionately greater need.

Low-income (30-50% AMI): With regard to housing problems, Asian (85), Pacific Islander (15) and American Indian, Alaska Native (170) households had a disproportionately greater need.

Moderate Income (50-80% AMI): With regard to housing problems, Asian (65) households disproportionately greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,095	2,180	200
White	3,070	1,685	145
Black / African American	350	100	0
Asian	74	35	0
American Indian, Alaska Native	210	150	0
Pacific Islander	0	0	0
Hispanic	355	175	50

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,310	4,510	0
White	945	3,690	0
Black / African American	50	230	0
Asian	30	50	0
American Indian, Alaska Native	75	105	0
Pacific Islander	15	0	0
Hispanic	145	400	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	915	7,695	0
White	510	6,540	0
Black / African American	14	115	0
Asian	65	35	0
American Indian, Alaska Native	30	260	0
Pacific Islander	0	0	0
Hispanic	260	660	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	4,735	0
White	45	4,265	0
Black / African American	0	40	0
Asian	15	115	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	10	240	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The four severe housing problems are:

1. Lack complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 person per room
4. Cost burden greater than 50% of household income

Extremely low-income (0-30% AMI): With regard to severe housing problems, Black/African American (350), Asian (74) and Hispanic (355) had a disproportionately greater need.

Low-income (30-50% AMI): With regard to severe housing problems, Pacific Islander (15) and American Indian, Alaska Native (75) households had a disproportionately greater need.

Moderate Income (50-80% AMI): With regard to severe housing problems, Asian (65) and Hispanic (260) households had a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	27,845	8,075	5,520	270
White	24,535	6,605	4,440	155
Black / African American	285	329	385	0
Asian	485	120	60	0
American Indian, Alaska Native	595	334	235	0
Pacific Islander	40	15	0	0
Hispanic	1,725	575	330	115

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Black/African American households (329) and American Indian, Alaska Native households (334) have a disproportionately greater need in cost burdens with 329 households reporting spending 30-50% of household income on housing costs. These two groups also have the most severe cost burdens, with spending greater than 50% of their household incomes on house expenses.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African American and American Indian, Alaska Native groups with extremely low-income (0-30% AMI) and Black/African American and American Indian, Alaska Native groups with low-income (30-50% AMI) have a disproportionately greater housing need in the community as a whole.

Asian and Hispanic groups with moderate income (50-80% AMI) also appear to have a disproportionately greater housing need in the community as a whole.

If they have needs not identified above, what are those needs?

The housing needs for above racial and ethnic groups are the as follows:

- Lack complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room or more than 1.5 persons per room
- Cost burden greater than 30% of household income or greater than 50% of household income
- Households having no income.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Census data shows that minorities constitute 22% of the total Green Bay population. Areas of concentration are defined as census tracts or block groups having a higher percent minority population than the City as a whole. Those census tracts or block groups are as follows: CT1, CT2 BG1, CT5, CT7 BG1, CT8, CT9, CT10 BG2, CT11, CT12, CT13 BG1,2, CT14 BG 4,5, CT15.02 BG2, CT16 BG2, CT17, CT20.01 BG1

NA-35 Public Housing – 91.205(b)

Introduction

The Green Bay Housing Authority (GBHA), along with the Brown County Housing Authority (BCHA), manages all public housing within the City of Green Bay. GBHA manages 50 scattered site family rental units that are available to LMI households. The units are quality, single-family houses or duplexes that range in size from two to four- bedroom units to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. GBHA also manages Mason Manor, a 153-unit complex for LMI elderly and disabled persons. The BCHA manages the Housing Choice Voucher (HCV) Program, which is designed to help individuals and families living on a limited income afford a private housing unit. Formerly known as Section 8 Rental Assistance Program, HCV now serves approximately 3,200 households in Brown County. A majority of these vouchers are used in the near downtown area.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	189	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,946	0	0	0	0	0
Average length of stay	0	0	5	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	9	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	121	0	0	0	0	0
# of Disabled Families	0	0	30	0	0	0	0	0
# of Families requesting accessibility features	0	0	189	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	149	0	0	0	0	0	0
Black/African American	0	0	8	0	0	0	0	0	0
Asian	0	0	24	0	0	0	0	0	0
American Indian/Alaska Native	0	0	8	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	0	0	0	0	0	0
Not Hispanic	0	0	185	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The majority of public housing tenants and applicants in Green Bay need accessible units. Approximately 75% of the public housing units in Green Bay are accessible for individuals who use wheelchairs or walkers, with 4 units that are specifically designated as handicapped accessible.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The public housing waiting list consists of 40 applicants for Mason Manor and 194 for Scattered Sites. 84% of the applicants for Mason Manor are elderly or disabled. 48% are white, 30% are African American and 3% are American Indian. Approximately 80% are Extremely or Very Low Income. Of the Scattered Site applicants, 96% are families with children; 8% are elderly or disabled. Extremely or Very Low Income families comprise 89% of the Scattered Site applicants. 55% of them are African American, 27% are white, 5% are American Indian and 5% Asian.

The most immediate needs of public housing residents and Housing Choice Voucher clients include: supportive services to assist elderly residents to age in place, including properly cleaning their units and caring for themselves; more affordable one bedroom units; a greater supply of affordable 4 or more bedroom units; area permanent supportive housing options for clients needing more intensive services

There are 623 applicants on the Housing Choice Voucher waiting list, including a mix of families with children, elderly and individuals with disabilities. The majority of families are Extremely or Very Low Income. 43% are white, 46% are African American, 4% are American Indian and 3% are Asian.

How do these needs compare to the housing needs of the population at large

These needs are consistent with the needs of the population at large. In addition, the general population also has a need for: more affordable units of all sizes outside of the city center; improved housing stock in the older neighborhoods; mortgage assistance for existing homeowners; homeless assistance and prevention program, including supportive services; housing assistance for individuals with a criminal history; utility payment assistance; and food pantries.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Brown County Homeless and Housing Coalition (BCHHC) is a community based organization working to end homelessness in Brown County. They coordinate Brown County's Continuum of Care for homeless and housing insecure residents. It is a group representing organizations with a common concern for the plight of homeless persons in the Brown County area. The main purpose of the Coalition is to address the basic needs of individuals and families without permanent shelter using the most humane and equitable means available; to improve the quality of community services available for the homeless; to provide a collective community and social policy making bodies which have the capacity to reduce and prevent the occurrence of social conditions which contribute to homelessness in our area.

According to BCHHC reported data, they served a total of 5,494 persons in 2014; 2,142 were children, 2,343 were single adults and 945 were families.

At different times 148 families and 155 individuals have been reported to be on a waiting list in the Green Bay community.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Brown County Homeless and Housing Coalition monthly point in time counts for 2014 show on average per month 79 families with 179 children are in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data is available to describe the extent of homelessness by racial and ethnic groups.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Brown County Homeless and Housing Coalition collects a monthly point-in-time count of sheltered families/individuals. In 2014, there were on average per month 400 people housed in emergency shelters or transitional housing shelters, 24 with motel vouchers, 15 on the streets and 21 in rapid rehousing. To break these counts down even farther, on average per month 179 Singles, 79 Families and 179 Children make up the sheltered and unsheltered homeless in the area. Counts show that per month on average 60 are classified as HUD chronic homeless and 2 classified as Local Chronic.

Discussion:

Green Bay has a number of homeless services include free meals and/or food, storage of personal belongings, transportation assistance, employment assistance, medical / health care services, counseling, case management, life-skills training, financial literacy/budget counseling, and educational programs. Brown County also provides the General Relief Program and services for those in need.

The following list includes the facilities providing day shelters and/or soup kitchens. Assistance is provided to both homeless and at risk families and individuals on less than an overnight basis.

- New Community Shelter
- The Salvation Army
- Saint John the Evangelist Church

The Salvation Army has set up a voucher system. If persons are in need of food or shelter after business hours they may then seek temporary vouchers from the Crisis Center. Types of vouchers include: emergency shelter, rental assistance, food, clothing, household items, perishable items, diapers, utility bill assistance, new and used shoes, transportation, prescriptions when the shelter nurse is unable to accommodate, and obtaining I.D. in special cases. All vouchers are limited in availability and those receiving them must be counseled prior to issuance.

Social Service programs include a variety of services which have been listed in a resources and referral "Places to Go" pamphlet (in English, Spanish, and Hmong) available through the Brown County Homeless and Housing Coalition and widely distributed throughout the local region.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Describe the characteristics of special needs populations in your community:

With Green Bay's elderly, disabled and special needs populations increasing, ensuring an adequate supply of affordable housing units (rental and ownership) that has access to adequate, appropriate supportive services is a priority.

Over the next five years the City of Green Bay will make an effort to develop the following objectives for non-homeless special needs:

- Affordable housing rehabilitation will be tailored to meet the needs of elderly and persons with special needs. New construction of units with universal design will be considered for meeting the needs of persons with disabilities
- The City will work with agencies providing supportive service assistance to secure available funding for households with special needs.

The City of Green Bay will consider supporting applications by agencies. The following resources may be available for these needs.

Non-Homeless Special Needs

Federal: HOME; CDBG; Section 811 Supportive Housing for Persons with Disabilities; Section 202 Supportive Housing for the Elderly

State: The City will consider supporting applications by agencies

Local: No programs anticipated

Private: Many non-profit agencies have been successful in raising resources for special needs clients (i.e. United Way, United Cerebral Palsy, Options for Independent Living, etc.)

What are the housing and supportive service needs of these populations and how are these needs determined?

All of the City's housing activities are available to persons and households with special needs.

Affordable housing rehabilitation, rental assistance, down payment and closing assistance, and other programs are tailored to meet the needs of large families, the elderly, and persons with disabilities.

New constructions of units featuring universal design are given priority when choosing projects that will serve the needs of the elderly and disabled.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Create Physical Improvements

- Contaminated sites improvements
- Neighborhood cleanup activities
- Neighborhood park improvements
- Revitalization and Beautification of deteriorating buildings

How were these needs determined?

A combination of survey results and professional input has led to identify needs for this plan. Input was received from a number of sources as to non-housing community development needs. Included were discussions with personnel from the City Department of Public Works, Building Inspection Office and the Department of Parks, Recreation and Forestry. Items such as sidewalk replacement and reconstruction of alleys were identified by the Department of Public Works. The need to upgrade and renovate aging city park facilities was noted by the Park Department.

Describe the jurisdiction's need for Public Improvements:

Create Physical Improvements

- Contaminated sites improvements
- Street improvements
- Neighborhood cleanup activities

How were these needs determined?

A combination of survey results and professional input has led to identify needs for this plan. Input was received from a number of sources as to non-housing community development needs. Included were discussions with personnel from the City Department of Public Works, Building Inspection Office and the Department of Parks, Recreation and Forestry. Items such as sidewalk replacement and reconstruction of alleys were identified by the Department of Public Works. The need to upgrade and renovate aging city park facilities was noted by the Park Department.

Describe the jurisdiction's need for Public Services:

Support Public Services

- Activities that assist elderly/disabled
- Activities that assist with public safety
- Activities that assist with transportation
- Activities that assist with youth development

- Activities that assist with job training
- Activities that assist with public health

Affirmatively Further Fair Housing

- Undertake actions to ensure housing regardless of race, color, religion, national origin, sex, familial status and disability

How were these needs determined?

A combination of survey results, professional input, and written communication from local organizations has led to identify public service needs for this plan. Input was received from a number of sources as to non-housing community development needs. Included were discussions with personnel from the City Department of Public Works, Building Inspection Office and the Department of Parks, Recreation and Forestry. Items such as sidewalk replacement and reconstruction of alleys were identified by the Department of Public Works. The need to upgrade and renovate aging city park facilities was noted by the Park Department.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,667	58%
1-unit, attached structure	2,333	5%
2-4 units	7,684	17%
5-19 units	5,919	13%
20 or more units	3,382	7%
Mobile Home, boat, RV, van, etc	379	1%
Total	46,364	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	28	0%	371	2%
1 bedroom	400	2%	5,557	32%
2 bedrooms	5,118	20%	8,472	48%
3 or more bedrooms	19,631	78%	3,238	18%
Total	25,177	100%	17,638	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Green Bay has 2 active WHEDA Tax Credit (Section 42) developments for low- to moderate-income families and individuals making below 80% of the area median income. There are 133 units, of which 50 are dedicated to veteran housing.

The Green Bay Housing Authority (GBHA), along with the Brown County Housing Authority (BCHA), manages all public housing within the City of Green Bay. GBHA manages 50 scattered site family rental units that are available to LMI households. The units are quality, single-family houses or duplexes that range in size from two to four- bedroom units to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. GBHA also manages Mason Manor, a 153-unit complex for LMI elderly and disabled persons. The BCHA manages the Housing Choice Voucher (HCV) Program, which is designed to help individuals and families living on a limited income

afford a private housing unit. Formerly known as Section 8 Rental Assistance Program, HCV now serves approximately 3,200 households in Brown County. A majority of these vouchers are used in the near downtown area.

On a local level, the City of Green Bay has provided housing rehabilitation assistance to thousands of low-to moderate-income families since the inception of the HOME program. They have also provided federal and local funding to create new affordable homes within the Green Bay areas.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The expectation is that there will not be any units lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The number of housing units in the City of Green Bay does meet the needs of the population as a whole, however, quantity of quality, affordability housing units in the City of Green Bay do not meet the needs of the extremely low, low income and low-to moderate-income households.

- Lack of 3 or more bedroom units for families with children
- Lack of accessible units for persons with disabilities
- Lack of permanent housing for the homeless

Describe the need for specific types of housing:

- Decent , safe and sanitary
- Affordable units
- Larger units with 3 or more bedrooms
- Housing with accessibility features
- Permanent housing for homeless

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	96,300	132,100	37%
Median Contract Rent	442	534	21%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,441	42.2%
\$500-999	10,060	57.0%
\$1,000-1,499	70	0.4%
\$1,500-1,999	67	0.4%
\$2,000 or more	0	0.0%
Total	17,638	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,395	No Data
50% HAMFI	8,030	2,050
80% HAMFI	14,710	7,010
100% HAMFI	No Data	10,800
Total	24,135	19,860

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	425	517	685	978	1,005
High HOME Rent	504	543	690	978	1,005

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	504	543	690	890	993

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the data home values have increase at a higher rate (37%) various rent (21%). The number of renters (24,000) is also greater than the number of homeowners (19,860). It seems there is more demand for rental units then home units based on the percentages of renters outweighing homeowners.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents are fairly high for units with >1 bedroom in the area and are comparable to HUD-defined HOME rent levels. This shows a lack of affordable housing in the area for families in need of units with greater than one bedroom.

This data supports the goal of creating and improving housing units for families with children that need more than one bedroom to prevent overcrowding.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

Substandard condition is any housing that has major code violations that deem the home unsuitable for habitation. Substandard condition but suitable for rehabilitation is any housing that has major code violations that deem the home unsuitable for habitation, where the home owner has the equity to support a loan for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,402	25%	7,966	45%
With two selected Conditions	155	1%	402	2%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,620	74%	9,255	52%
Total	25,177	100%	17,638	99%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,905	8%	1,027	6%
1980-1999	4,758	19%	4,602	26%
1950-1979	12,006	48%	7,229	41%
Before 1950	6,508	26%	4,780	27%
Total	25,177	101%	17,638	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,514	74%	12,009	68%
Housing Units build before 1980 with children present	1,105	4%	1,160	7%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Census data shows, renters have a greater need for rehabilitated housing due to the fact they occupy units with one to three substandard conditions. Data also shows 68% of renters live in housing stock that was built prior to 1980, suggesting that there is a probability of lead based paint, deteriorated conditions, and lack of energy efficiency.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Census data show, approximately 30,000 of Green Bay's housing stock was built before 1980. The City of Green Bay has adopted the position that presumes there is lead present in all pre-1978 housing. Therefore, lead-safe work practices are utilized in all rehabilitation projects. Projects that work with potential lead hazards are identified and receive standard treatments. All projects must pass a lead clearance test. Staff also distributes the pamphlet "Renovate Right" to all households participating in a rehabilitation project. The City of Green Bay has two staffed lead hazard investigators. Staff is also working with other communities in Brown County to start a regional Lead Coalition to better address the lead issues in our community. Some of the goals identified for this coalition are to develop a local plan including issues such as increasing public education, testing of high-risk children, and funding for lead abatement.

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			204						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of the City of Green Bay manages 153 elderly/disabled units and 50 family units. The Housing Authority's elderly/disabled and family units are maintained on a regular basis and continue to be in good shape. The Housing Authority receives funds under the Capital Fund Program for capital improvements and major repairs of the public housing units.

Along with the Green Bay Housing Authority's units, the jurisdiction has 479 non-voucher subsidized housing units, 154 project based voucher units 154, 68 other subsidized housing units (14 of which are for disabled).

The year the structures were built varies with some being built back in the 1970's. On-going maintenance and repair is required.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Housing Authority receives funds under the Capital Fund Program for capital improvements and major repairs of the public housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Green Bay Housing Authority and the Brwon county Housing Authority have both addopted 5-year Plans. Below is a list of some of there strategic goals.

- **Goal:** Improve the quality of assisted housing
Objective: Obtain and maintain at least a 95% SEMAP reporting rate
Objective: Increase customer satisfaction by implementing at least one procedure or policy change per year aimed at making the program more accessible for service providers, participants and landlords.
Objective: Maintain High Performer status with SEMAP a minimum of 4 out of the next 5 years.
- **Goal:** Ensure the continuation of the high integrity of the HCV program
Objective: Continue to utilize a private third party investigator to conduct criminal background checks.
Objective: Continue to utilize a private third party investigator to follow up on fraud referrals and subsequent investigations.
Objective: Continue our efforts to recoup money that has been overpaid to participants through repayment agreements, collection agencies and the State of Wisconsin Tax Refund Intercept Program.
- **Goal:** Promote Self Sufficiency of assisted households
Objective: Maintain the number of HCV families who report zero income to 2% or less of all HCV participants.
Objective: Work with other agencies to improve participants employability skills through various workshops and coordination of the Family Self Sufficiency Program Coordinating Committee. Maintain at least 10 partnerships with local agencies or organizations to assist with accomplishing this goal.
- **Goal:** Ensure equal opportunity and affirmatively further fair housing.
Objective: Undertake affirmative action measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
Objective: Undertake affirmative action measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.
Objective: Undertake affirmative action measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

- **Goal:** Increase assisted housing choices

Objective: Continue to expand our HCV Homeownership Program by a minimum of 4 new homebuyers per year.

Objective: Develop and maintain resources available to all landlords to encourage participation in the program through their increased understanding of federal requirements, PHA policies and processes. These resources include, but are not limited to, a Landlord Guidebook, Landlord Meetings, and increased rental listings.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Green Bay has a number of homeless services include free meals and/or food, storage of personal belongings, transportation assistance, employment assistance, medical / health care services, counseling, case management, life-skills training, financial literacy/budget counseling, and educational programs. Brown County also provides the General Relief Program and services for those in need.

The City of Green Bay's jurisdiction is not a rural area therefore services are provided primarily to the resident within our geographical boundaries, however the City will serve individuals that come to the community needing serves.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following local agencies provide different services which meet the needs of homeless persons, families, families with children, veterans and their families, and unaccompanied youth:

- N.E.W. Shelter
- Golden House
- Freedom House
- St. John's Shelter
- Salvation Army
- St. Vincent DePaul
- Paul's Pantry
- Boys & Girls Club
- Integrated Community Solutions

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Information provided by a variety of agencies serving clients with special needs noted the need for support housing to meet their clients housing needs.

Areas of special needs include chronically mentally ill, elderly chronically mentally ill, elderly developmentally disabled, elderly chronically chemically dependent, elderly women who are victims of abuse, Alzheimer's victims, and non-elderly disabled.

Rehabilitation of existing units will be needed to help meet this objective. Retrofitting homes with handicap accessibility features, CBRF characteristics, etc. can help address some of these needs.

Because of the special physical and mental limitations of these people, existing housing can only meet a portion of the need. New construction may be necessary to provide the special housing environment required.

Special needs persons also experience problems with affording to continue to occupy housing because of their low-income status resulting from their disability. Agencies have stated that rental assistance allows some clients to live independently although disabled.

Special needs people often need support services and facilities. Agencies involved with the special needs clients see a great need for supportive services and facilities which give their clients the opportunity to live a more "normal" lifestyle.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Overall, there are no facilities that or procedures that designate housing for people returning from physical or mental health institutions. In some cases of long-term care, coordination may be possible through the Aging and Disability Resource Center. Several organizations provide referrals and limited supportive services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

All of the City's housing activities are available to persons and households with special needs. Affordable housing rehabilitation, rental assistance, down payment and closing assistance, and other programs are tailored to meet the needs of large families, the elderly, and persons with disabilities. New constructions of units featuring universal design are given priority when choosing projects that will serve the needs of the elderly and disabled. For 2014, our objectives include providing single-family rehabilitation loans, CHDO rehab projects, and providing homebuyer assistance loans to support housing activities for persons who are not homeless.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

No public policies have been identified as being an obstruction for the provision of affordable housing. Summarized below are comments regarding a number of potential problem areas:

Local Tax Policies: The City taxes all property equally pursuant to state law. Taxes in the City are relatively low for a city of its size.

Land Use Controls & Zoning Ordinances: The City's zoning ordinance allows for all types of housing. Vacant land is available for multifamily, duplex, and single family new construction. The existing zoning ordinance contains less restrictive provisions for lot size requirements within older neighborhoods to allow in-fill of new lower cost housing. The City has rezoned parcels in near downtown neighborhoods to strengthen and stabilize the residential character of the neighborhoods.

Building Codes and Enforcement: The City of Green Bay has adopted the State building codes for new construction. These codes have not been an obstacle for development of affordable housing in the City. The City operates on a less restrictive state code for rehabilitation of existing housing. Enforcement of building codes has not been an obstacle, but has in fact been a valuable tool for maintaining decent, safe and sanitary residential units. Deteriorating units are identified, and directed to be repaired to an occupiable state. Systematic inspections of near downtown neighborhoods have been implemented to encourage decent, safe and sanitary housing and to extend the useful life.

Fees and Charges: Building permit fees, subdivision charges, etc. are reasonable for a City the size of Green Bay. Fees were established based on a survey of similar sized city's fees. Green Bay has continued to charge reasonable and affordable fees, which do not present a barrier for affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	316	35	1	0	-1
Arts, Entertainment, Accommodations	4,882	4,093	13	9	-4
Construction	1,584	2,138	4	4	0
Education and Health Care Services	5,931	8,080	16	17	1
Finance, Insurance, and Real Estate	3,059	1,572	8	3	-5
Information	743	1,173	2	2	0
Manufacturing	8,118	12,212	21	26	5
Other Services	1,572	2,020	4	4	0
Professional, Scientific, Management Services	3,107	6,096	8	13	5
Public Administration	0	0	0	0	0
Retail Trade	4,917	6,147	13	13	0
Transportation and Warehousing	1,798	1,784	5	4	-1
Wholesale Trade	1,948	2,460	5	5	0
Total	37,975	47,810	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	55,762
Civilian Employed Population 16 years and over	51,091
Unemployment Rate	8.38
Unemployment Rate for Ages 16-24	23.03
Unemployment Rate for Ages 25-65	5.65

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,752
Farming, fisheries and forestry occupations	2,134
Service	6,025
Sales and office	13,252
Construction, extraction, maintenance and repair	3,463
Production, transportation and material moving	3,769

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	41,789	85%
30-59 Minutes	5,413	11%
60 or More Minutes	1,740	4%
Total	48,942	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,309	553	2,260
High school graduate (includes equivalency)	12,589	1,029	3,761
Some college or Associate's degree	13,545	1,142	2,942

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	10,547	380	1,753

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	216	846	1,047	1,074	1,401
9th to 12th grade, no diploma	1,800	1,214	1,230	1,711	1,097
High school graduate, GED, or alternative	3,650	3,957	3,911	9,523	5,547
Some college, no degree	4,712	3,880	3,154	4,772	1,632
Associate's degree	629	1,685	1,445	2,785	478
Bachelor's degree	743	3,090	2,082	3,904	1,013
Graduate or professional degree	30	567	1,011	2,026	565

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,357
High school graduate (includes equivalency)	26,556
Some college or Associate's degree	31,974
Bachelor's degree	40,477
Graduate or professional degree	58,090

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Green Bay are:

- Manufacturing
- Education and Health Care services
- Retail Trade
- Professional, Scientific, Management Services

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Green Bay is experiencing millions of dollars in development that is either underway or about to start. Over the next five years the following projects will have a large economic impact and expand job and business growth:

- KI Convention Center Expansion
- Hotel Northland Redevelopment
- University Corridor Plan
- Construction of the City Deck Commons
- Expansion of Meyer Theater

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's Economic Development Authority has an economic development revolving loan program to assist in creating jobs and to be competitive with other communities in retaining Green Bay businesses as well as securing new firms. Creating unskilled jobs or jobs that provide training to unskilled that have a livable wage is desirable to meet the needs of the low-moderate income persons. Continuing this program is of importance to the stability of the local economy.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The third largest city in Wisconsin, Green Bay (population 104,057) is located at the mouth of the Fox River in the northeastern part of the state.

Green Bay is rich in history and provides good quality of life for its residents. Green Bay is the oldest city in the state and has served as the county seat for Brown County, and a regional location for many state and federal agencies. Quality education from elementary through university levels is available. Urban parks and nearby natural areas provide a variety of recreational opportunities. A redeveloping central business district anchors the office and governmental backbone of the urban area. Green Bay provides a well-rounded living environment for visitors and residents alike, and was nationally recognized as an All-American City.

The City of Green Bay has developed this Consolidated Plan in accordance with the following national goals: Elimination of slums and blight, elimination of conditions that are detrimental to health, safety and public welfare, conservation and expansion of the nation's housing stock, expansion and improvement of the quantity and quality of community services, better utilization of land and other natural resources, reduction of the isolation of income groups within the community and geographical areas, restoration and preservation of properties of special value, alleviation of physical and economic distress, and conservation of the nation's scarce energy resources.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Census data for household income shows that low and moderate income concentrations, defined as 51% or more of the households at less than 80% of the County Median Income, are found in the following Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Provide Quality Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Energy Efficiency/Sustainability Code Enforcement Create/Provide Senior Housing
	Description	<p>Increasing and maintaining affordable housing for LMI persons is a top priority for the City of Green Bay. Poverty can have a crippling effect on individuals and neighborhoods. The City will focus on creating affordable, quality housing for low-income individuals in its neighborhoods over the next five years. Federal and local funds spent in the neighborhoods will support the follow types of activities:</p> <ul style="list-style-type: none"> • Residential real estate activities such as acquisition, demolition or rehabilitation of housing acquired, new construction of affordable housing, homeowner rehabilitation, and homebuyer assistance. • Provide Single Family Rehab Loans for LMI households • Provide Multifamily Rehab Loans for LMI owners • Provide Energy Efficiency/Sustainability for LMI households • Provide code enforcement • Establish partnership with the Green Bay Housing Authority to create affordable housing • Create/provide senior housing

	Basis for Relative Priority	
2	Priority Need Name	Address the needs of Homeless
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Prevention of homelessness
	Description	<p>The Brown County Homeless and Housing Coalition collects a monthly point-in-time count of sheltered families/individuals. In 2014, there were on average per month 400 people housed in emergency shelters or transitional housing shelters, 24 with motel vouchers, 15 on the streets and 21 in rapid rehousing. To break these counts down even farther, on average per month 179 Singles, 79 Families and 179 Children make up the sheltered and unsheltered homeless in the area. Counts show that per month on average 60 are classified as HUD chronic homeless and 2 classified as Local Chronic.</p> <p>Based on this information the City will explore and examine the resources available to this population over the next five years. The City will seek to achieve the following goals:</p> <ul style="list-style-type: none"> • Prevention of homelessness for individuals and families • Emergency shelter & transitional housing with supportive services for homeless families with children and for chronically homeless
	Basis for Relative Priority	

3	Priority Need Name	Support Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	<p>This program is designed to make grants available to local nonprofit agencies through a competitive review of proposals received related to the goals and needs the community. All awards will benefit LMI families or neighborhoods. Supportive services include but are not limited to the following activities:</p> <ul style="list-style-type: none"> • Assisting elderly and disabled • Assisting public safety • Assisting with transportation • Assisting with youth development • Assisting with job training • Assisting with public health
	Basis for Relative Priority	

4	Priority Need Name	Support Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Increase Economic Opportunities
	Description	<p>The City of Green Bay has seen an increase interest in downtown Green Bay developments that are bringing economic growth in the form of job creation and tax base. Over the next five years, the City of Green Bay will continue to develop the downtown by offering incentives for business development by supporting the following activities:</p> <ul style="list-style-type: none"> • Job training • Job creation • Grant and loans available for business facade improvements • Provide Section 108 Loan Guarantee to assist with economic growth.
	Basis for Relative Priority	
5	Priority Need Name	Create Physical Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Create Physical Improvements Infrastructure Improvements
	Description	<p>Revitalization of LMI areas within the City remains a top priority. Besides having the largest concentrations of urban poor, these areas also have the most deteriorated housing, neighborhood parks as well as infrastructure. Over the next five years, the City of Green Bay will concentrate effort and resources to improve these areas by the following activities:</p> <ul style="list-style-type: none"> • Clean up of contaminated sites • Street improvements • Neighborhood cleanup • Neighborhood park improvements • Revitalization and beautification of deteriorated buildings • Bike and walking paths within the LMI neighborhoods
	Basis for Relative Priority	
	6	
	Priority Need Name	Affirmatively Further Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affirmatively Further Fair Housing
	Description	<p>As both a HUD mandate and an important component to affirmatively furthering fair housing choice over the next five years, the City of Green Bay will support the following activities to ensure housing regardless of a person's race, color, religion, national origin, sex, familial status and disability:</p> <ul style="list-style-type: none"> • Educational services through presentations and direct assistance • Managing fair housing complaints, • Distribution of information of fair housing laws and illegal discrimination.

	Basis for Relative Priority	
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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Green Bay does not anticipate using it CDBG or HOME funds over the next five years to support Tenant Based Rental Assistance (TBRA).
TBRA for Non-Homeless Special Needs	The City of Green Bay does not anticipate using it CDBG or HOME funds over the next five years to support Tenant Based Rental Assistance (TBRA) for Non-Homeless special needs.
New Unit Production	The City of Green Bay over the next five years will continue to support new unit production.
Rehabilitation	The City of Green Bay has supported its Single Family Housing Rehabilitation program since the inception of HOME funds to the City. The market continues to be healthy, and loans made to homeowners are paid back. The City will continue to support rehabilitation of existing housing over the next five years.
Acquisition, including preservation	Residential real estate activities such as acquisition of deteriorated housing, homeowner rehabilitation, rental rehabilitation and homebuyer assistance will remain a priority for the City of Green Bay in over the next five years.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	935,152	30,000	0	965,152	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	381,082	200,000	0	581,082	0	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Green Bay will leverage non-federal funding through both the CDBG and HOME program. HOME funding can be used in conjunction with private funding and other public funds to complete several LMI single-family housing projects. NeighborWorks® Green Bay along with other local Community Housing Development Organizations, will be able to complete the rehabilitation of several home renovation projects using donations and NSP funding. Further, Downpayment/Closing Cost Assistance Program, receiving HOME allocations will be able to leverage private mortgage loans, other Public funding, and buyer's out-of-pocket funds.

The City of Green Bay staff funded by CDBG and HOME will work directly with the Green Bay Neighborhood Leadership Council (GBNLC) to realize their goal of revitalizing Green Bay's older neighborhoods. The GBNLC is made up of presidents of Green Bay's 40 neighborhood associations and representatives from various entities including housing providers, neighborhood advocates, and neighborhood resource center directors.

Match requirements will be satisfied with contribution of site preparation, construction materials, and donated labor from Habitat for Humanity and other local organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Redevelopment Authority owns approximately 33 individual lots that could be utilized to address the needs identified in this plan. Some of these lots will be combined to form larger sites that can be developed into multifamily and mixed use development to serve the LMI population of the community. These sites are scattered throughout the downtown area and will be marketed through the RFP process to attain qualified developers and to ensure best use of the sites concentrating on the needs of LMI households.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	Government	Planning	
Brown County Homeless & Housing Coalition	Continuum of care	Homelessness	
NEIGHBORWORKS GREEN BAY	CHDO	Ownership Rental	

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City realizes the importance of bridging gaps within the institutional structure to better enhance coordination between groups and fulfill the objectives of the Consolidated Plan.

Interrelationships are an essential component of administering the Consolidated Plan for the City of Green Bay. As much as the Redevelopment Authority staff handles the day-to-day administration of the programs, input and work of many other City departments is necessary and critical in maintaining the integrity of the programs and help best serve the needs of the community.

Further, City of Green Bay staff will remain in contact with non-profit and community service organizations to identify the needs of Green Bay. Staff members attend meetings of the Brown County Homeless and Housing Coalition, the Emergency Food & Shelter Program, and local neighborhood association meetings. They also helped to facilitate the Green Bay Neighborhood Leadership Council (GBNLC), a group made up of all the neighborhood association presidents that meet once a month to discuss neighborhood issues.

One gap in the institutional delivery system is the increase limited financial resources for the City of Green Bay. There is often not enough staff to meet the increasing administrative burdens of federal funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Brown County Homeless and Housing Coalition (BCHHC) is a community based organization working to end homelessness in Brown County. They coordinate Brown County's Continuum of Care for homeless and housing insecure residents. It is a group representing organizations with a common concern for the plight of homeless persons in the Brown County area. The main purpose of the Coalition is to address the basic needs of individuals and families without permanent shelter using the most humane and equitable means available; to improve the quality of community services available for the homeless; to provide a collective community and social policy making bodies which have the capacity to reduce and prevent the occurrence of social conditions which contribute to homelessness in our area.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Brown County Homeless and Housing Coalition along with other community organizations are working hard to address the service delivery needs of the special needs population and persons

experiencing homelessness. The lack of funding available for these services and programs creates on barrier for the organizations to successful deliver their services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Reductions in funding levels have been an obstacle to meeting the needs of underserved populations. As funding levels decrease, so does the level of funding that can be provided for revitalizing deteriorated housing stock and providing public services activities to underserved LMI populations. In an effort to overcome this obstacle the City will try to strengthen it coordination and partnership efforts with local agencies.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Quality Affordable Housing	2015	2019	Affordable Housing				
2	Energy Efficiency/Sustainability	2015	2019	Affordable Housing		Provide Quality Affordable Housing		
3	Code Enforcement	2015	2019	Affordable Housing		Provide Quality Affordable Housing		
4	Create/Provide Senior Housing	2015	2019	Affordable Housing Public Housing		Provide Quality Affordable Housing		
5	Prevention of homelessness	2015	2019	Homeless		Address the needs of Homeless		
6	Public Service Support	2015	2019	Non-Homeless Special Needs				
7	Increase Economic Opportunities	2015	2019	Non-Housing Community Development		Support Economic Development		
8	Create Physical Improvements	2015	2019	Non-Housing Community Development		Create Physical Improvements		
9	Infrastructure Improvements	2015	2019	Non-Housing Community Development		Create Physical Improvements		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Affirmatively Further Fair Housing	2015	2019	Affordable Housing Non-Housing Community Development		Affirmatively Further Fair Housing		

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Quality Affordable Housing
	Goal Description	Provide CDBG, HOME, and local funding for residential real estate activities such as acquisition, demolition, rehabilitation, and new construction within the City of Green Bay.
2	Goal Name	Energy Efficiency/Sustainability
	Goal Description	Provide CDBG, HOME, and local funding to support energy efficiency/sustainability activities within the City of Green Bay.
3	Goal Name	Code Enforcement
	Goal Description	Provide CDBG, HOME, and local funding to support code enforcement activities within the City of Green Bay.
4	Goal Name	Create/Provide Senior Housing
	Goal Description	Provide CDBG, HOME, and local funding to support the creation of additional senior housing with the partnership of the Green Bay Housing Authority within the City of Green Bay.
5	Goal Name	Prevention of homelessness
	Goal Description	Provide CDBG, HOME, and local funding to support the prevention of homelessness for individuals, families, mentally ill, disabled, veterans, and persons with HIC/AID within the City of Green Bay.

6	Goal Name	Public Service Support
	Goal Description	Provide CDBG to support community services related to the following activities, assisting the elderly and disabled, public safety, transportation, youth development, job training, and public health for LMI individuals.
7	Goal Name	Increase Economic Opportunities
	Goal Description	Provide CDBG funding to support job training, job creation, provide grants and/or loans for business facade improvements, and Section 108 Loan Guarantee to assist with job creation.
8	Goal Name	Create Physical Improvements
	Goal Description	Provide CDBG funding to support the neighborhood cleanup, park improvements, revitalization and beautification of deteriorated buildings, and create bike and walking paths within the City of Green Bay.
9	Goal Name	Infrastructure Improvements
	Goal Description	Provide CDBG funding to assist with street improvements, alley resurfacing, replace deteriorated infrastructure within CDBG eligible neighborhoods in the City of Green Bay.
10	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Provide CDBG funding to affirmatively further fair housing by activities such as; educational services, managing fair housing complaints, and distribution of fair housing laws and illegal discrimination information within the City of Green Bay.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The majority of public housing tenants and applicants in Green Bay need accessible units. Approximately 75% of the public housing units in Green Bay are accessible for individuals who use wheelchairs or walkers, with 4 units that are specifically designated as handicapped accessible.

Activities to Increase Resident Involvements

The Green Bay Housing Authority manages 50 scattered site family rental units available for LMI households. The units are quality, single-family houses or duplexes that range in size from two to four-bedrooms to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. The Green Bay Housing Authority also manages Mason Manor, a 153-unit complex for the low and moderate-income elderly.

Some residents of the Mason Manor work and live in the building. A few volunteer at the ADARC meals site program, which provide meals to elderly residence within Mason Manor at no cost. A resident of the Scatter Sites facilities sits on the Green Bay Housing Authority Commission as representative.

Some of the activities within Mason Manor itself include; “birthday club”, Brown County Library book drop, live entertainment once a month and an annual Christmas party.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

No public policies have been identified as being an obstruction for the provision of affordable housing. Summarized below are comments regarding a number of potential problem areas:

Local Tax Policies: The City taxes all property equally pursuant to state law. Taxes in the City are relatively low for a city of its size.

Land Use Controls & Zoning Ordinances: The City's zoning ordinance allows for all types of housing. Vacant land is available for multifamily, duplex, and single family new construction. The existing zoning ordinance contains less restrictive provisions for lot size requirements within older neighborhoods to allow in-fill of new lower cost housing. The City has rezoned parcels in near downtown neighborhoods to strengthen and stabilize the residential character of the neighborhoods.

Building Codes and Enforcement: The City of Green Bay has adopted the State building codes for new construction. These codes have not been an obstacle for development of affordable housing in the City. The City operates on a less restrictive state code for rehabilitation of existing housing. Enforcement of building codes has not been an obstacle, but has in fact been a valuable tool for maintaining decent, safe and sanitary residential units. Deteriorating units are identified, and directed to be repaired to an occupiable state. Systematic inspections of near downtown neighborhoods have been implemented to encourage decent, safe and sanitary housing and to extend the useful life.

Fees and Charges: Building permit fees, subdivision charges, etc. are reasonable for a City the size of Green Bay. Fees were established based on a survey of similar sized city's fees. Green Bay has continued to charge reasonable and affordable fees, which do not present a barrier for affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Increasing and maintaining affordable housing for LMI persons is a top priority for the City of Green Bay. Poverty can have a crippling effect on individuals and neighborhoods. The City will focus on creating affordable, quality housing for low-income individuals in neighborhoods over the next five years. Entitlement funds spent in the neighborhoods will support residential real estate activities such as acquisition, demolition or rehabilitation of housing, new construction of affordable housing, homeowner rehabilitation, and homebuyer assistance. Additionally, eligible projects such as streetscape improvements designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.

Larger maintenance issues, which can be challenging for LMI homeowners, may be funded through the HOME Single Family Rehabilitation Loan program. This loan program funds rehabilitation projects on owner-occupied, single family homes through deferred payment, zero interest loans.

The City HOME Program funding will also create additional opportunities for quality affordable housing units. Housing Development Advancement Projects will be primarily be used as a development subsidy for new affordable housing units.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Brown County Homeless and Housing Coalition (BCHHC) is a community based organization working to end homelessness in Brown County. They coordinate Brown County's Continuum of Care for homeless and housing insecure residents. It is a group representing organizations with a common concern for the plight of homeless persons in the Brown County area. The main purpose of the Coalition is to address the basic needs of individuals and families without permanent shelter using the most humane and equitable means available; to improve the quality of community services available for the homeless; to provide a collective community and social policy making bodies which have the capacity to reduce and prevent the occurrence of social conditions which contribute to homelessness in our area.

Addressing the emergency and transitional housing needs of homeless persons

Addressing the emergency shelter and transitional housing needs of homeless persons is a high priority on the City of Green Bay Consolidated Plan. The City of Green Bay will continue to leverage its partnership and resources to the best of their ability to ensure emergency shelter and transitional housing needs are met.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Programs that will assist in the prevention of individuals and families from becoming homeless include:

CDBG and HOME Rehabilitation Loan Programs - Provides deferred rehabilitation loans to low and moderate income homeowners making it possible for them to maintain their home.

Section 8 Voucher Program - Reduces housing costs for low-income renters to 30% of their income making rents affordable.

Additionally, the City will continue to work with the Brown County Homeless and Housing Coalition as well as other homeless serving agencies to monitor the need for transitional housing, outreach/assessment and emergency shelters and services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to supporting a number of programs during the next five years with the goal of reducing poverty among area families.

- Rental assistance through the HCV program reduces the housing cost burden to very low-income clients. Clients are able to choose where they live, allowing them to find locations near employment opportunities, transportation, and support services.
- Very low-income households can qualify for rental assistance through the HCV Program. Once in this program, these persons are eligible to participate in the Family Self Sufficiency Program (FSS Program). The FSS Program is a cooperative program that provides support and assistance to LMI families for up to five years. HCV program households that participate in the FSS program set an action plan that identifies the family's employment goals. The plan outlines the activities and services required to achieve these goals. FSS Coordinators assist the families in staying on track with their goals and monitoring their progress. FSS families earn escrow accounts as their earned income increases.

City will also continue to coordinate with other agencies and programs in order to provide high-quality services to LMI families. Wisconsin Public Service, Integrated Community Solutions, NeighborWorks® Green Bay, and Greater Green Bay Habitat for Humanity have all been partners in creating affordable housing opportunities to families in poverty.

Job creation efforts for LMI persons will continue through the Economic Development Revolving Loan Fund, (ED RLF). Economic Development staff are marketing the ED RLF program city wide in order to create neighborhood based businesses and jobs for the area residents.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Green Bay's lead-safe work practices are utilized in all rehabilitation projects, and work items with potential lead hazards are identified and receive standard treatments. All projects must pass a lead clearance test. The pamphlet, "Protect Your Family From Lead in Your Home" is distributed to all households participating in a rehabilitation project. The City of Green Bay has two lead certified investigators.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Wisconsin Department of Health Services provides annual reports of Childhood Lead Poisoning Data from the local level. If a child has a blood level of 15 mcg/dl or greater, the Health Department conducts a lead inspection and provides training to the homeowner on how to abate, remove and/or secure lead in their homes. If the child has a blood level of greater than or equal to 10 and up to -14 mcg/dl, the Health Department may provide a visual inspection and provide information to the homeowner on how to abate, remove, and/or secure lead in their homes. Older homes located within the central city are more likely to contain lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

The City of Green Bay has adopted the presumption of lead in pre-1978 housing in the administration of rehabilitation programs. Therefore, lead-safe work practices are utilized in all rehabilitation projects, and work items with potential lead hazards are identified and receive standard treatments. All projects must pass a lead clearance test. The pamphlet, "Protect Your Family From Lead in Your Home" is distributed to all households participating in a rehabilitation project. The City of Green Bay has two lead certified investigators.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The potential for a significant impact on reducing the number of households living in poverty through housing programs is limited. Social, economic, political and other environmental influences need be addressed for substantial success. Improving the housing environment as provided in this plan will be a small part of addressing the poverty issue.

The following goals, programs, and policies have been established to guide the City to assist in reducing the number of households with incomes below the poverty line through its affordable housing initiatives.

Goal: Provide decent, affordable housing units to the lowest income segments of the community which will allow those households to concentrate on improving their financial situation.

Programs: Rental and owner-occupied rehabilitation programs including CDBG and HOME. These programs allow owners to continue to occupy their homes by providing an affordable means to repair their house and provide choice of affordable rental units. Both programs give emphasis to benefits to very low-income households.

Rental assistance through the Section 8 and HOME programs reduces the housing cost burden to the client and provides the household location choices which may benefit them through improved proximity to employment opportunities.

Policies: Rehabilitation programs will emphasize benefits to the lowest income households.

Low-income deconcentration through the use of Section 8 will be promoted to provide households more choice in housing location. Rental assistance programs will follow local preferences and maximize the benefit to the lowest income households.

The City will coordinate its anti-poverty housing strategy with other programs and services by continuing to communicate with them. Wisconsin Public Service, Integrated Community Solutions, and NeighborWorks® Green Bay have been informed as to City programs and how they can relate to their programs to maximize the benefits to those families in poverty. This communication will continue.

The City will continue to pursue other resources to improve the housing conditions of lower income households. Matching private sector funding, state programs and non-profit commitments to housing will continue and attempts made to expand these contributions.

Job creation efforts of the Economic Development programs will be targeted to the lowest income households. Coordinating Downtown Redevelopment efforts with the revolving loan fund program and the State's development zone tax credit program will be promoted to again maximize benefits to low-income households.

The Redevelopment and Housing Authority's are the administering bodies for the City housing programs. The Brown County Housing Authority provides programs within the City also. All three

authorities are located within the same department and therefore communication and coordination are continuous.

The Authorities' staff is in continuous contact with the County Health and City Building Inspection Departments which is valuable in the successful implementation of housing programs.

The City will continue to work closely with the housing related agencies such as NeighborWorks Green Bay, and Integrated Community Services as they implement sub-grants for the City.

Communications will continue with other housing related agencies through city staff attending relevant meetings and sitting on boards of directors.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Programs that will assist in the prevention of individuals and families from becoming homeless include:

CDBG and HOME Rehabilitation Loan Programs - Provides deferred rehabilitation loans to low and moderate income homeowners making it possible for them to maintain their home.

Section 8 Voucher Program - Reduces housing costs for low-income renters to 30% of their income making rents affordable.

Additionally, the City will continue to work with the Brown County Homeless and Housing Coalition as well as other homeless serving agencies to monitor the need for transitional housing, outreach/assessment and emergency shelters and services.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Redevelopment Authority staff will provide general management, oversight, and coordination of the programs, including analysis of actual performance to anticipated performance. Staff will conduct compliance and financial monitoring of subrecipients. Forms have been designed to conduct monitoring visits, outlining compliance issues to be verified. Accomplishment forms are submitted by agencies documenting benefit data. During monitoring, direct benefit public service activities are monitored for forms certifying income. Housing activities are monitored for actual documentation of income, including pay stubs, bank statements, etc.

The Department of Public Works and Parks, Recreation & Forestry will provide day-to-day monitoring of public works and park projects. The Economic Development Authority provides day-to-day monitoring of the economic development loan program. Redevelopment Authority staff monitors labor standards activities.

Affordable rental housing projects funded with HOME funds are monitored annually for tenant eligibility and unit inspections.

Redevelopment Authority staff takes part in various training opportunities to gain knowledge in program regulations.